069.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,400 / 932,400
					USE VALUE:	932,400 / 932,400
					ASSESSED:	932,400 / 932,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYON CHRISTOPHER J &
Owner 2:	DOYON KIMBERLY M
Owner 3:	
Street 1:	21 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYON CLIFFORD -
Owner 2:	-
Street 1:	21 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 3930 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	523,900	3,600	404,900	932,400
Total Card	0.121	523,900	3,600	404,900	932,400
Total Parcel	0.121	523,900	3,600	404,900	932,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 237.28 /Parcel: 237.28

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 43839

GIS Ref

GIS Ref

Insp Date 10/23/18

!5901!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,900	3600	5,280.	404,900	932,400		Year end	12/23/2021
2021	101	FV	507,700	3600	5,280.	404,900	916,200		Year End Roll	12/10/2020
2020	101	FV	507,700	3600	5,280.	404,900	916,200	916,200	Year End Roll	12/18/2019
2019	101	FV	390,700	3700	5,280.	376,000	770,400	770,400	Year End Roll	1/3/2019
2018	101	FV	390,700	3700	5,280.	376,000	770,400	770,400	Year End Roll	12/20/2017
2017	101	FV	390,700	3700	5,280.	329,700	724,100	724,100	Year End Roll	1/3/2017
2016	101	FV	390,700	3700	5,280.	300,800	695,200	695,200	Year End	1/4/2016
2015	101	FV	368,800	3700	5,280.	266,100	638,600	638,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:57:28

LAST REV

Date	Time
10/10/19	14:57:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYON CLIFFORD	64779-264		1/9/2015	Family	888,000	No	No		
DOYON CLIFFORD	26361-338		5/31/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	43839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	294	PATRIOT
10/6/1999	Meas/Inspect	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05870342
Const Adj.:	0.99871641
Adj $ / SQ:	137.455
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643572
Depreciation:	119704
Depreciated Total:	523868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

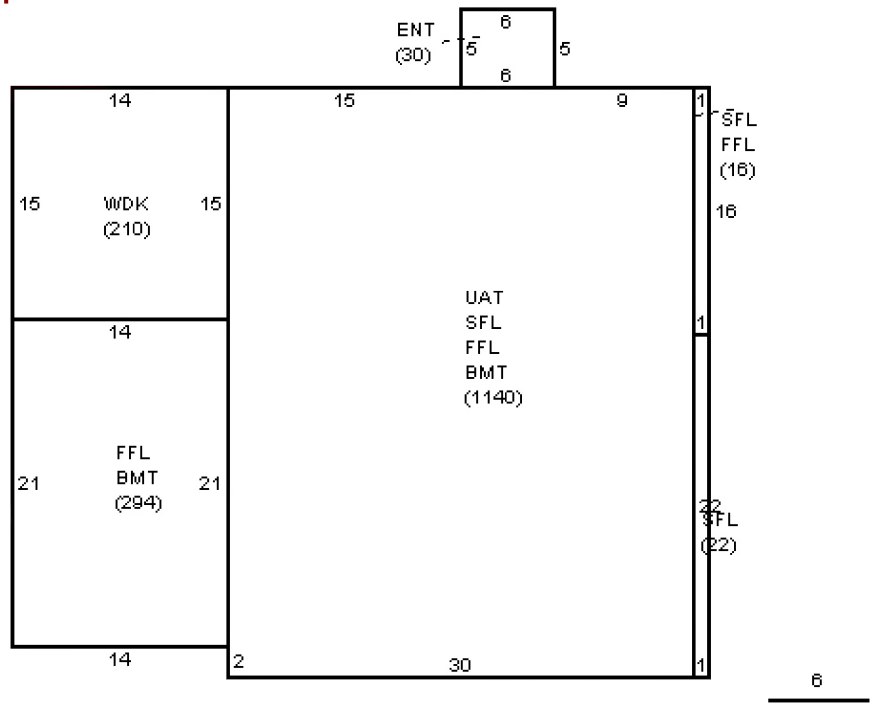
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.20
Special Features:	0	Val/Su Net:	115.70
Final Total:	523900	Val/Su SzAd	203.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	137.450	199,309
BMT	Basement	1,434	61.340	87,960
SFL	Second Floor	1,119	137.450	153,826
UAT	Upper Attic	285	96.220	27,422
WDK	Deck	210	10.750	2,257
ENT	ENTRY	30	26.370	791

Net Sketched Area:	4,528			Total:	471,565
Size Ad	2569.1	Gross Area	5442	FinArea	3930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	
SFL	95				
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1910	25.42	T	50	101			3,000			3,000
19	Patio	D	Y	1	22X18	A	FR	1970	3.20	T	49	101			600			600
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600